

**Planning and Zoning Commission  
Minutes of May 17<sup>th</sup>, 2018**

**Commissioners Present:** Nick Barrera, Mark Follis, Wyatt Smith, Christina Tschappat, Helen LaCour, Richard Warren, Lou Ann Martin and Chairman Hal Lawler

**Commissioners Absent:** Trey Kendrick

**City Staff Present:** City Attorney Knox Askins, Assistant City Manager Jason Weeks, Planning and Development Director Richard Mancilla, City Planner Ian Clowes, City Engineer Lorenzo Wingate, Planning Technician Chase Stewart

**CALL TO ORDER.**

Chairman Hal Lawler called the meeting to order at 6:04 p.m.

**ROLL CALL OF MEMBERS.**

Commissioners Trey Kendrick, was not present for the meeting.

**CONSIDER APPROVAL OF THE MEETING MINUTES:**

**a. March 15<sup>th</sup>, 2018 Meeting**

**Motion** by Commissioner Smith to approve the meeting minutes of March 15th, 2018.  
**Second** by Commissioner Barrera. **Abstain:** Commissioner Follis **Motion carried.** 7-0

**Ayes:** Commissioners LaCour, Barrera, Martin, Warren, Smith, Tschappat, and Chairman Lawler

**Nays:** None

**PUBLIC HEARING: 6:05 PM** Open Public Hearing to receive input on an application for Zone Change #18-92000005, a request by Rose Mary Williams, applicant on behalf of the Estate of M.C. Troncale, owner, for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), for a 0.28 acre tract of land located on N. 1st St. north of W. Tyler St., and legally described as Tracts 9-12, Block 85, Town of La Porte Subdivision

Chairman Lawler opened the public hearing at 6:02 pm

**Staff Presentation** Mr. Ian Clowes, City Planner, presented staff's report on a request by Rose Mary Williams for a zoning change from General Commercial (GC) to Residential R-1 with an intended use of a single family residential home to be constructed.

City planner, Mr. Clowes described the surrounding area of the proposed zone change in an effort to introduce members of the commission to the current nature of the area due to the zoning already set in place in the area in question.

Staff recommended the commission approve of the zoning request. Directs further questions in regards to the proposed development to the applicant.

**Applicant Presentation**

Note: Commissioner Martin recused herself from discussion due to her professional involvement.

Rose Mary Williams: Real Estate Agent

Commissioner Follis asked for clarification on if the zone change request would be considered spot zoning. Legal counsel determines that it's not spot zoning

Commissioner Warren asked for clarification in which lots will be effected by this zone change

**Public Comments (for, against, or question)**

N/A

**ADJOURN PUBLIC HEARING**

Chairman Lawler closed the public hearing at 6:24 p.m.

**CONSIDERATION:** Consider recommendation to City Council on Zone Change #18-92000005

**Motion** by Commissioner Warren to recommend to City Council, to approve the zone change #18-92000005

**Second** by Commissioner Follis. **Motion carried.** 8-0

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**FUTURE LAND USE MAP AMENDMENT: (Item 12)** Mr. Clowes presented staff's report on an amendment to the Future Land Use Plan from General Commercial to Low-Density Residential in conjunction with zone change #18-92000005 approval for property located on N 1<sup>st</sup> St, North of W. Tyler St.

**Motion** by Commissioner Warren for approval of the Future Land Use Amendment.

**Seconded** by Commissioner Helen. **Motion Carried.** 8-0

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**PRELIMINARY PLAT: (Item 4)** Consider approval of a Preliminary Plat for the Morgan's Landing Phase 2, Section 5, a subdivision consisting of 36 single family lots on 7.6 acres located on Bay Area Blvd. between Fairmont Pkwy and Spencer Hwy.

**Motion:** Commissioner Smith motion to approve      **Seconded:** Commissioner Warren

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**Façade Waiver Request: (Item 5)** Consider approval of a waiver request by SNAPP USA for the City's guidelines exterior façade materials for the proposed office-warehouse facility, to be located on the 11000 Block of Fairmont Parkway.

**Staff Presentation:** Mr. Ian Clowes, City Planner, presented staff's report on a request by SNAPP USA for a waiver to the City's exterior façade materials design guidelines. City Planner, Mr. Clowes informed the members of the commission of the guidelines set forth within the City's code of ordinances and how SNAPP USA had materials that deterred from the guidelines, but was willing to compromise to use materials that resembled those required.

#### **Applicant Presentation**

Cesar Dominguez, Architect: American Commercial, Richmond Texas

Answered questions that were addressed to the nature of the company trying to get a façade waiver approved, by the commission

**Motion:** Commissioner Follis to Approved      **Seconded:** Commissioner Barrera

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**Special Conditional Use Permit Request: (Item 17)** Consider approval of a Special Conditional Use Permit request by Tracy Talent Lacombe, applicant; on behalf of Victor Ybarra, owner; to allow for a Specialty Trade Contractor (NAICS 238990), to locate on a 0.22 acre tract of land legally described as Lots 3-5, Block 789, Town of La Porte Subdivision

**Staff Presentation:** Mr. Ian Clowes, City Planner, presented staff's report on a request by Tracy Talent Lacombe/Laramie Crane for a Special Conditional Use Permit to allow for a Specialty Trade Contractor use on land zoned general commercial, as designated by the City's code of ordinances.

Mr. Clowes recommended approval from Staff.

**Applicant Presentation:** Tracy Talent Lacombe, 3203 Mineral Creek Court, League City Texas

Described to the commission the pavement problem for the property and how the business' cranes have not been parked in the area since then

**Public Comments:** N/A

**Commissioner Lawler Adjourns Public Hearing:** 6:58 PM

**Motion:** Commissioner Follis moves to approve the SCUP with the condition of no "on-street" parking and property owner's signature is obtained

**Seconded:** Commissioner Warren      **Opposed:** Commissioner Smith

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**Public Hearing (Items 6-8):** 7:02 PM

Consider having Planning and Zoning Commission recommend approval of the proposed updates to the City of La Porte Comprehensive Plan 2030, to then be heard by City Council

**Staff Presentation:** Mr. Ian Clowes, City Planner, simply gave commission a review of previous dealings with the City of La Porte's Comprehensive Plan for 2030. Commissioner Smith requests a workshop to designate what Planning and Zoning presides over

Plan Consultant again gives an overview/review of the comprehensive plan to the commission

**Applicant Presentation: N/A**

**Public Presentation: N/A**

Chairman Lawler closed the Public Hearing at 7:24 p.m.

**Motion:** Commissioner Follis recommends a motion to approve the comprehensive plan update to be submitted to council

**Second:** Commissioner Warren **Nay:** Unanimous

**Ayes:** Commissioners Barrera, Martin, Follis, Warren, Smith, Tschappat, LaCour and Chairman Lawler

**Nays:** None

**DISCUSSION ITEMS:** 106 review and solidification at a subcommittee meeting on May 31<sup>st</sup>

**Motion for Adjournment:** Commissioner Warren **Seconded:** Commissioner La Cour

**Nay:** None

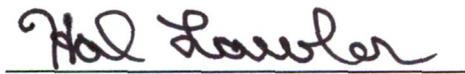
Chairman Lawler adjourned the meeting at 7:26 p.m.

Respectfully submitted,



Chase Stewart  
Planning Technician

Passed and Approved on June 21, 2018.



Hal Lawler  
Chairman, Planning and Zoning Commission